

# \$449,900 - 61 Nolan Hill Boulevard Nw, Calgary

MLS® #A2260907

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,302 sqft

Residential on 0.00 Acres

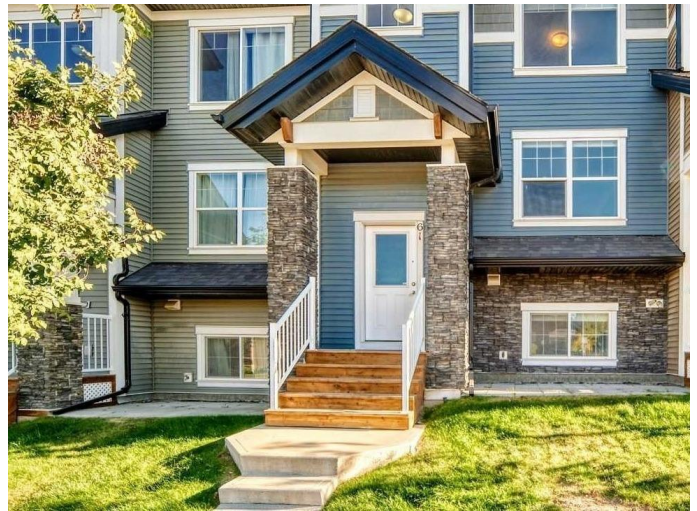
Nolan Hill, Calgary, Alberta

This bright Nolan Hill townhome offers thoughtfully designed living across two levels with approximately 1,302 sq ft RMS of finished living space. The main level features a functional kitchen that flows into the dining and living areas, plus a dedicated main-floor office and balcony – perfect for working from home or enjoying a coffee break. The upper level hosts a spacious primary bedroom with walk-in closet and ensuite, an additional ample sized secondary bedroom equipped with its own walk-in-closet ensuite, and convenient upper-level laundry. The lower level provides a versatile flex space for hobbies, a home gym or storage, and an attached garage (approx. 20'0" x 19'2") completes the package. With a prime Nolan Hill location directly across from shopping, groceries, and dining, this townhome blends comfort and everyday convenience. Don't miss this rare combination of layout, lifestyle, and location. Schedule your viewing today!

Built in 2013

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2260907  |
| Price      | \$449,900 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,302         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 61 Nolan Hill Boulevard Nw |
| Subdivision | Nolan Hill                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3R 0S5                    |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | Playground, Snow Removal, Trash, Visitor Parking                                          |
| Parking Spaces | 2                                                                                         |
| Parking        | Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Side By Side |
| # of Garages   | 2                                                                                         |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bidet, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Stone Counters, Walk-In Closet(s)                     |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                          |
| Cooling           | Central Air                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Finished, Partial                                                                                                                                |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                           |
| Lot Description   | Back Lane, Few Trees, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                   |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                   |

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 30th, 2025  
Days on Market        26  
Zoning                      R-2M  
HOA Fees                  79  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX First

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